

Public Safety Building Remodel

June 1998 Update

❖ Background

➤ Building Problems

- Inadequate support systems – HVAC, electrical
- Crowded conditions – Dispatch, Records
- Outdated – Facilities to accommodate females, dormitory, ADA
- Worn out – 31 years of round-the-clock use with no major renovations or space improvements (except moving Detectives to Carnegie Forum basement)

❖ 1997 Master Plan Study

- 30-year plan, 2%/year population growth (101,500 in 2027)
- Police – Current space (w/o 4,000 SF at Carnegie): 27,500 SF
Projected need (including Detectives): 53,000 SF
consists of 12,500 SF in current need and 13,000 SF in growth
Total approximately 41,000 SF w/o Detectives
- Fire – Current space (w/o Administration/Elm Street house: 2,400 SF): 11,000 SF,
including apparatus room
Projected need: 20,500 SF total
- Developed four options:
 - 1) New Police building N/Elm Street, renovate PSB for Fire - \$22,800,000
 - 2) New Fire and Court buildings N/Elm, renovate PSB/Court for Police - \$22,200,000
 - 3) New Fire building, renovate/add to PSB for Police - \$21,500,000
 - 4) New Court building, renovate/add to PSB for Police and Fire - \$22,700,000
- Short-term option – renovation of existing PSB for current users - \$2,800,000

❖ Problems with Short-Term Project

- Actual scope of work initially approved found to be inadequate to meet immediate needs
 - Extent of bathroom/lighting work
 - Lobby, Court HVAC not included
 - Questions regarding outcome of partial HVAC work
- No room for additional workstations other than in Dispatch, interview rooms
 - Estimated 5- to 7-year life not realistic without additional work
 - Locker facilities inadequate to meet current needs
- Better alternative available: Moving Fire Station to new location more advantageous
 - \$200,000 to \$300,000 cost for Fire remodel wasted unless we build new Police facility and leave Fire Station as is
 - No capacity for incremental growth with current project
 - Space gained in PSB nearly matches growth needs projected in Master Plan
 - With new Fire Station, we have much flexibility on how to grow Police facilities
 - Use of impact fees related to growth makes funding more practical

❖ Details of Problems:

Major Deficiencies per Master Plan Executive Summary	Short-Term Project	Alt. Project – Move Fire Station, Renovate All or Portion of PSB
Seismic upgrade	Not addressed	May address
Upgrade electrical system	Partially addressed	Could do more
Replace existing lighting	Only in work areas	Replace all
Replace fire alarm system	Modify in work areas	Replace all
Replace HVAC head-end equipment	Yes	Yes

Major Deficiencies per Master Plan Executive Summary	Short-Term Project	Alt. Project – Move Fire Station, Renovate All or Portion of PSB
Upgrade ductwork, interior system	Partial	Yes
Upgrade plumbing	Partial	Partial/maybe all
Add fire sprinklers	No	May do all
Other Deficiencies per Master Plan §4		
Replace single-glazed windows w/dual	Yes	Yes
Remove overhang roof/replace w/gutter	No	Probably not
Replace flat roofs	No	Yes
Interior finishes replacement	Partial	Yes
Replace telecommunications system	No	Yes
General code compliance	Partial	Yes
ADA compliance	Partial	Yes
Exterior security/sally port	Yes	Yes
Parking	No (lose stalls)	Improved, less demand
Jail upgrades	No	No
Space planning/furniture	No	Yes

❖ Recommendations

- Drop current short-term project
- Initiate plans based on moving Fire Station to new location
- Plan on design/build process for Fire Station – can meet same time frame as short-term project
- Interview the other two architectural firms considered for the Master Plan; return to Council with proposal for remaining work
- Target budget: \$5,000,000, including PSB and Fire Station

❖ Fire Station Location Issues

- Whether three or four stations are needed; as long as we know Station 1 is moving, we can proceed on PSB project
- New site location decision doesn't affect this decision other than project schedule
- Four stations provides proper coverage for General Plan growth limits
- Downtown-area station needed due to occupancy/hazards
 - Potential sites somewhat limited unless we combine lots, buy house/buildings:
 - * Southwest corner Lockeford/School streets – vacant, good access
 - * Northeast corner Lockeford/Sacramento streets – vacant (unimproved used-car lot); however, lot is immediately adjacent to RR tracks
 - * Southeast corner Lodi Avenue/Sacramento Street – City owned, also adjacent to RR tracks

❖ Funding

- Fire Station move – use Police impact fees since project is providing Police space
- PSB Renovations – use combination of Police impact fees (growth related) and General Fund capital (existing deficiencies); consider CDBG for ADA compliance and General City Facilities for telecommunications
- Debt financing – project will need Certificates of Participation or other borrowing